



City of Seattle

Gregory J. Nickels, Mayor

Department of Design, Construction and Land Use

D. M Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR OF
THE DEPARTMENT OF DESIGN, CONSTRUCTION AND LAND USE**

Application Number: 2208269

Applicant Name: Thomas Woldendorp

Address of Proposal: 2505 S. Orcas Street

SUMMARY OF PROPOSED ACTION

Master Use Permit to subdivide one parcel into two parcels of land. Proposed parcels are: Parcel A) 5,182 square feet; and Parcel B) 5,253 square feet. Existing detached garage will be removed.

The following approval is required:

Short Subdivision – To subdivide one existing parcel into two parcels of land.
(Chapter 23.24, Seattle Municipal Code).

SEPA DETERMINATION: ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition or
involving another agency with jurisdiction

BACKGROUND DATA

Site & Area Description

The subject property is a parcel of 10,435 square feet located in a Single Family 5000 zone (SF 5000) in the Beacon Hill neighborhood of Seattle. Development in the vicinity consists of single family homes north and south of the project site.

The site has 75.05 feet of frontage along S. Orcas St along its north boundary and extends south a depth of 139 feet. There is an existing single family house located approximately 19.48 feet south of S Orcas St, which will remain as a part of Parcel A. Parcel B contains approximately 5,253' or the south half of the original lot. As there is no alley at this location along S Orcas St. Parcel B will be accessed via an ingress/egress easement which runs long the west 12' of proposed Parcel A.

Proposal Description

The applicant proposes to short subdivide one single family parcel into two. Parcel A) 5,182 square feet; and Parcel B) 5,253 square feet. Vehicular access to both parcels will be from a shared ingress/egress access easement along the west 12 feet of parcel A.

Public comment

No letters were received during the comment period which ended on March 26th, 2003.

ANALYSIS- SHORT SUBDIVISION

Pursuant to SMC 23.24.40, no short subdivision shall be approved unless all of the following facts and conditions are found to exist.

- 1. Conformance to the applicable Land Use Code provisions;*
- 2. Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
- 3. Adequacy of drainage, water supply, and sanitary sewage disposal;*
- 4. Whether the public use and interests are served by permitting the proposed division of land;*
- 5. Conformance to the applicable provisions of SMC Section 25.09.240, Short subdivisions and subdivisions in environmentally critical areas;*
- 6. Is designed to maximize the retention of existing trees;*

Based on information proposed by the applicant, referral comments from DCLU, Seattle Public Utilities, Seattle Fire Department, Drainage, Seattle City Light, and review by the land use planner, the following finding are made with respect to the above cited criteria:

1. The lots created by the proposed subdivision conform to all development standards of SF 5000 zones. Parcel A contains 5,182 square feet and Parcel B contains 5,253 square feet of land. Each lot will provide adequate area to meet applicable setbacks and lot coverage requirements.

2. Both proposed parcels will have vehicular access from S. Orcas Street via a shared access easement. Required parking for the existing structure on parcel A will be provided in a surface parking pad in the rear yard. The Seattle Fire Department has no objection to the proposed subdivision. City Light has approved the proposal with the condition that they provide and overhead/underground easement.
3. Parcel A and the existing structure along with any future development on Parcel B will likely be connected to existing public sanitary sewer (PSS) in S. Orcas Street. Discharged stormwater runoff will be connected to the public storm drain in S. Orcas Street. Seattle Public Utilities has approved the subdivision under WAC # 3-0202.
4. The Seattle Municipal Code seeks to preserve and maintain the physical character of single family residential areas in ways that both encourage and nurture housing opportunities for all the cities residents. The proposed short subdivision will meet all minimum Land Use Code provisions and will have adequate access for vehicles, utilities and fire protection. In addition the site also provides adequate drainage, water supply and sanitary sewer disposal. Therefor the public use and interest are served by permitting the proposed subdivision.
5. The proposed subdivision is not located in a mapped or otherwise identified environmentally critical area so the subdivision is not subject to the provisions of the Critical Areas Ordinance.
6. There are no trees present on the property to retain. As a result the tree retention requirements do not apply to this application. However the tree preservation, planting options and landscaping requirements of Seattle Municipal Code 23.44.008 require trees for new single-family development.

DECISION-SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED.**

CONDITIONS- SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner (s) and responsible party (s) shall:

1. Remove the word “acting” from the director’s title.
2. Add the entire Seattle City Light Overhead and Underground easement language to the final plat (P. M. # 240421-4-028).
3. Add the location of the existing sidesewer from the house addressed 2505 to the face of the plat.

4. Provide an easement, covenant or other agreement for the posting of Parcel B's address at location that is visible from S. Orcas St.
5. Provide final recording forms and fee.
6. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. All existing structures shall be shown on the face of the plat and their distances to the property lines dimensioned. Lot areas shall be shown on the plat. The location of all utilities shall be shown on the face to the plat. The short plat drawings shall be stamped by a licensed surveyor.
7. Insert the following on the face of the plat: "Any tree removal or replacement is subject to the requirements of Seattle Municipal Code 23.44.008"

Signature: (signature on file) Date: August 25, 2003
Glenda Warmoth, Land Use Planning
Department of Design, Construction and Land Use
Land Use Services